

ORDINANCE NO. 970327-G

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

LOTS 4, 5, AND 6, BLOCK "T", VILLAGE PARK 2 AT TRAVIS COUNTRY SUBDIVISION, FROM "GR" COMMUNITY COMMERCIAL DISTRICT TO "SF-6-CO" TOWNHOUSE AND CONDOMINIUM RESIDENCE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS THE PROPERTY SITUATED AT 5100 SOUTHWEST PARKWAY, AND 4900 AND 4916 INDUSTRIAL OAKS BOULEVARD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "GR" Community Commercial district to "SF-6-CO" Townhouse and Condominium Residence-Conditional Overlay combining district on the property (the "Property") described in File C14-96-0043, as follows:

Lots 4, 5, and 6, Block "T", Village Park 2 at Travis County Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 89, Page 390, of the Plat Records of Travis County, Texas,

locally known as the property situated at 5100 Southwest Parkway, and 4900 and 4916 Industrial Oaks Boulevard, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, the owner shall prepare and submit an Integrated Pest Management (IPM) Plan for the proposed development to the Environmental and Conservation Services Department for its review and approval.

2. The number of dwellings located on the Property shall not exceed 88 units.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "SF-6" Townhouse and Condominium Residence base district and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on April 7, 1997.

PASSED AND APPROVED

March 27

, 1997.

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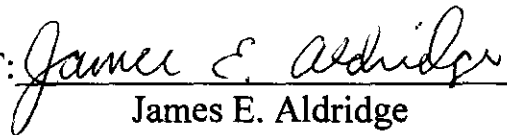
Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

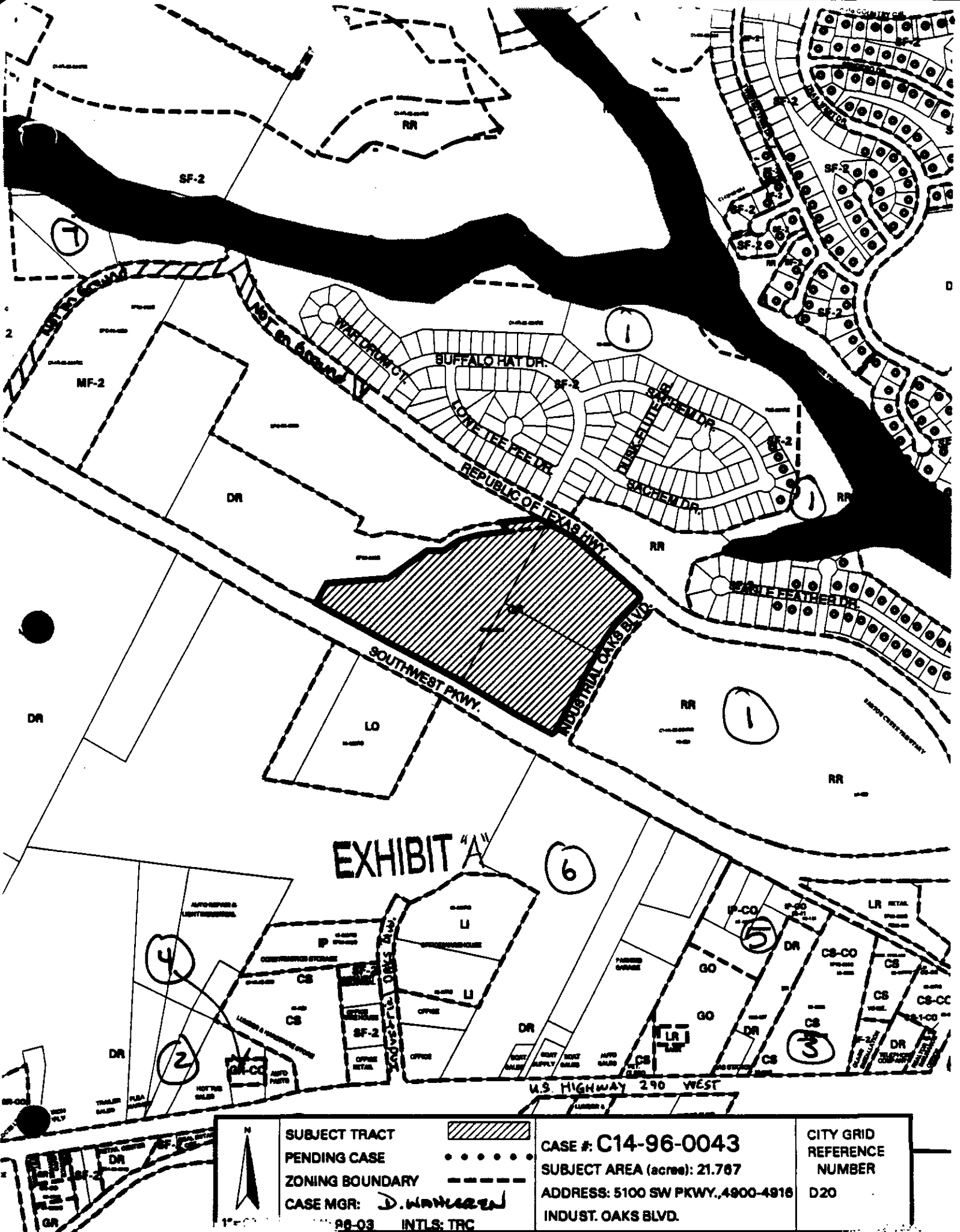






EXHIBIT "A"

 1" = 100'	SUBJECT TRACT		CASE #: C14-96-0043	CITY GRID REFERENCE NUMBER
	PENDING CASE		SUBJECT AREA (acres): 21.767	D20
	ZONING BOUNDARY		ADDRESS: 5100 SW PKWY., 4900-4916	
	CASE MGR: D. Winkler		INDUST. OAKS BLVD.	
	96-03 INTLS: TRC			

970322-6

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Austin American-Statesman

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Ad ID#: 44M805900
Acct#: 5124992499
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AUSTIN, TX

78767

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AN ORDINANCE REZONING AND
CHANGING THE ZONING MAP AC-
COMPANYING CHAPTER 13-2 OF
THE CITY CODE AS FOLLOWS: LOTS
4, 5, AND 6, BLOCK "T", VILLAGE
PARK 2 AT TRAVIS COUNTRY SUBDI-
VISION FROM "GR" COMMUNITY
COMMERCIAL DISTRICT TO "SF-4
CO" TOWNHOUSE AND CONDO-
MINIUM RESIDENCE DISTRICT
CONDITIONAL DISTRICT OVERLAY
COMBINING DISTRICT, LOCALLY
KNOWN AS THE PROPERTY SITUATED
AT 5100 SOUTHWEST PARKWAY, AND
4900 AND 4916 INDUSTRIAL OAKS
BOULEVARD, IN THE CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS.

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
State of Texas, on this day personally appeared:

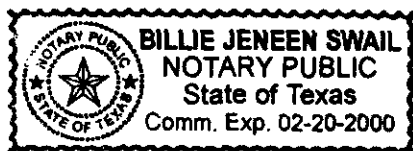
SHARON JANAK

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
and Williamson Counties, who being duly sworn by me, states that the attached
advertisement was published in said newspaper on the following dates, to wit:

First Published:	4/8/97	Last Published:	4/8/97
Times Published:	1	Classification:	9980
Lines:	20	Cost:	\$52.40

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 8th day of Apr. 1997



Billie Jeneen Swail
Notary Public in and for
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541